



Planning Commission Staff Report

TO: PLANNING COMMISSION / DESIGN REVIEW BOARD

FROM: KEITH NEWMAN, PLANNER II *KN*
(480) 503-6812, KEITH.NEWMAN@GILBERTAZ.GOV

THROUGH: AMY TEMES, INTERIM PRINCIPAL PLANNER *AT*
(480) 503-6729, AMY.TEMES@GILBERTAZ.GOV

MEETING DATE: AUGUST 1, 2018

SUBJECT: DR18-39, MELODY INDUSTRIAL BUILDING

STRATEGIC INITIATIVE: Economic Development

Development of land designated in the General Plan for Employment uses.

RECOMMENDED MOTION

Approve the Findings of Fact and approve DR18-39, Melody Industrial Building: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 0.63 acres, generally located at the northwest corner of Hobson Street and Melody Avenue and zoned Light Industrial (LI) with a Planned Area Development (PAD) overlay.

APPLICANT/OWNER

Company: Helmut John Hammon Arch. LLC
Name: Helmut John Hammon
Address: 8337 E. Monterey Way
Scottsdale, Arizona 85251
Phone: 602-758-7437
Email: helmutjohn@hotmail.com

Company: DSS Properties LLC.
Name: N/A
Address: 7235 S. Hampton Ave
Mesa, Arizona 85209
Phone: 480-202-8901
Email: N/A

BACKGROUND/DISCUSSION

History

Date	Description
<i>November 18, 1986</i>	Town Council approved Z86-37 (Ordinance No. 485), rezoning approx. 90 acres from (AG) Agricultural to I-1/PAD and C-1/PAD for property located east of the southeast corner of McQueen Road and Baseline Road.
<i>September 1, 1992</i>	Town Council approved Z92-14 (Ordinance No. 756), amending the development plan and conditions of the East Valley Commerce Center Planned Area Development.
<i>July 11, 2018</i>	The Planning Commission reviewed DR18-39 (Melody Industrial Building) as a Study Session item.

Overview

The applicant is proposing to construct a new industrial office/warehouse building consisting of approximately 7,836 square feet (3,640 sq. ft. of office space and 4,196 sq. ft. of warehouse space), located at the northwest corner of Hobson Street and Melody Avenue.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Light Industrial (LI)	Light Industrial (LI) PAD	Complete Spray Systems
South	Light Industrial (LI)	Light Industrial (LI) PAD	Melody Avenue then Wrico Stamping
East	Light Industrial (LI)	Light Industrial (LI)	Hobson Street then Industrial Building
West	General Industrial (GI)	General Industrial (GI)	Contractors Storage Yard
Site	Light Industrial (LI)	Light Industrial (LI) PAD	Vacant land

Project Data Table

Site Development Regulations	Required per LDC and Ordinance Nos. 485 and 756	Proposed
Maximum Building Height (ft.)/(Stories)	55'/3-stories	27'-4"/1-story
Minimum Building Setbacks (ft.)		
Front	30'	57'
Side (Street)	20'	25'
Side (Non-residential)	0'	59'
Rear (Non-residential)	0'	5'
Minimum Required Perimeter Landscape Area (ft.)		

Front	25' with a minimum of 12' street side yard (landscape only)*	15'*
Side (Street)	25' with a minimum of 12' street side yard (landscape only)*	20' *
Side (Non-residential)	5'	5'
Rear (Non-residential)	0'	0'
Landscaping (% of net lot area)	15%	26%
Off-Street Parking Spaces	3,640 office = 15 4,196 warehouse = 4 19 total spaces	20 spaces

*** Note: Per Ordinance No. 756, a 12 foot landscape area is required with a remaining 13 feet for walls, parking and landscape.**

DISCUSSION

Site Plan:

The proposal consists of a new office/warehouse industrial building on a 0.63 acre property that is currently vacant land and one of the only remaining properties left in the East Valley Commerce Center development. The proposed office/warehouse building will be 7,836 sq. ft. (3,640 sq. ft. of office space and 4,196 sq. ft. of warehouse space).

The site is more specifically located on the northwest corner of Hobson Street and Melody Avenue and will have two access locations along Melody Avenue. The building will be situated in the northeast corner of the property with parking fields located on the south and west. A portion of the parking along the western boundary will be a secured parking area that will be entirely screened from view by a 6' high CMU screen wall and opaque metal gate. The site fencing includes an existing 6' high perimeter screen wall on the northern property line, a proposed 6' high screen wall along the back half of the western property line, and a 3' high parking screen wall located along Hobson Street and Melody Avenue.

Based on the parking ratios of office/warehouse, 19 parking spaces are required and 20 spaces will be provided. Bicycle parking will be placed near the main entrance of the building at the southeast corner of the site with 4 total bike spaces. The site incorporates 3 covered parking spaces located at the southwest corner of the site along Melody Avenue.

An employee amenity area has been provided at the southwestern corner of the building behind the secure area. Movable tables under a mesh shade canopy are proposed to be attached to the building to provide year round shade sun protection.

Landscape Plan:

The landscape plan proposes a varied palette of trees and shrubs. The types of trees include: Mondel Pine, Chinese Pistache and Texas Mountain Laurel. Some of the shrub and ground covers include: Bougainvillea, Rio Bravo Sage, Maricopa Red Calliandra and Lantana. Foundation landscaping is located along the northern, eastern and southern portions of the building. Landscaping along the Hobson Street frontage, which contains existing turf and Mondel Pine Trees, was installed with the previous construction of the roadway and will

remain. A few additional trees and shrubs will be added to screen the proposed electrical transformer. No landscaping is required or proposed in the secure vehicle area, which will not be visible or accessed by the public. The project contains 26% landscape area.

Building Elevations:

The proposed single story building will be masonry construction highlighted by the use of stucco, glass and steel canopies. The roofing and general massing of the building is relatively flat with parapet roofing at the top of the building. The architectural form and articulation is consistent with existing industrial buildings throughout the rest of the East Valley Commerce Center. The proposed color palette consists of “Earth” tone colors with 3 different shades of tan for the main building walls and the steel canopies.

Grading and Drainage:

On-site retention will be provided in underground and above ground retention basins within the landscape areas along the street frontage and within the parking lots. The proposed grading and drainage plan generally meets the requirements of the Town of Gilbert’s Engineering Division.

Lighting and Signage:

Wall mounted light fixtures are attached to the building on the west and south sides. Throughout the parking lot, 20’ tall freestanding light poles are proposed to ensure sufficient site lighting and security. All concrete light pole bases shall be painted to match the field color of the building.

Signage:

Signage is not part of this approval. Administrative Design Review approval is required prior to submitting for sign permits.

PLANNING COMMISSION STUDY SESSION, JULY 11, 2018:

During the Study Session, the following comments were brought forth by the Planning Commission Members:

- Commissioners discussed the proposed 5’ building setback at the rear of the property along the north property line and whether or not the building could be located on the rear property line and have a 0’ setback if a Variance was approved, which would eliminate an unnecessary space behind the building.
 - Staff has determined that a 0’ setback along the north property boundary is permitted per the LDC and the applicant has moved the building accordingly.
- Commissioners questioned the location of the ADA accessible route, along the front of the building, proposed to go through the drive aisle along the south side of the building. It was suggested the building be moved to the north along the property line so they will have room for the accessible route.
 - The applicant has moved the building 5’ to the north so as to be constructed on the property line. The additional 5’ has now provided additional room for a sidewalk and more appropriate ADA accessible route, which is now shown along the entire south side of the building.

- Commissioners discussed the rear of the building and that the additional design elements should be brought to the ground instead of stopping halfway down the building wall.
 - The applicant revised the design of the north elevation by providing split face and smooth face CMU block finishes and two different paint colors all the way to the ground along the entire elevation.
- Commissioners discussed whether or not sufficient fire access was being provided along the north side of the building.
 - Staff has confirmed with the Fire Department that sufficient fire access to the north side of the building has been provided.

PUBLIC NOTIFICATION AND INPUT

An official notice was posted in all the required public places within the Town and neighborhood notice was provided per the requirements of the Land Development Code (LDC) Article 5.205.

Staff has received no comment from the public.

STAFF RECOMMENDATION

Approve the Findings of Fact and approve DR18-39, Melody Industrial Building: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 0.63 acres, generally located at the northwest corner of Hobson Street and Melody Avenue, and zoned Light Industrial (LI) with a Planned Area Development (PAD) overlay; subject to conditions:

1. Construction of the project shall conform to the exhibits approved by the Planning Commission/Design Review Board at the August 1, 2018 public hearing.
2. The construction site plan documents shall incorporate the Standard Commercial and Industrial Site Plan Notes adopted by the Design Review Board on March 11, 2004.
3. Signage is not included in this approval. Administrative Design Review approval is required prior to submitting for sign permits.
4. The backside of all parapet walls shall be finished to match the materials and colors of the front side of each corresponding wall.
5. A revised Grading and Drainage Plan, reflecting the building being shifted to the north property line, shall be submitted for review and approval by Town Staff prior to the submittal of construction documents.
6. The proposed access gates at both site entrances along Melody Avenue must be approved by Staff to ensure compliance with all Town Standards.

Respectfully submitted,



Keith Newman
Planner II

Attachments and Enclosures:

- 1) Findings of Fact
- 2) Notice of Public Hearing/Vicinity Map
- 3) Aerial Map
- 4) Site Plan
- 5) Landscape Plan
- 6) Grading and Drainage Plan
- 7) Colors and Materials
- 8) Building Elevations
- 9) Floor Plans
- 10) Lighting Photometric Plan

**FINDINGS OF FACT
DR18-39 Melody Industrial Building**

1. The project as conditioned is consistent with the applicable Design Guidelines;
2. The project conforms to the General Plan, and specifically to the Land Use, Community Design, and Environmental Planning Elements;
3. The project is consistent with all applicable provisions of the Zoning Code;
4. The project is compatible with adjacent and nearby development; and
5. The project design provides for safe and efficient provisions of public services.

Notice of Public Hearing

PLANNING COMMISSION DATE:

Wednesday, August 1, 2018* TIME: 6:00 PM

**LOCATION: Gilbert Municipal Center
Council Chambers
50 E. Civic Center Drive
Gilbert, Arizona 85296**

*** Call Planning Department to verify date and time:
(480) 503-6812**

* The application is available for public review at the Town of Gilbert Development Services division Monday - Thursday 7 a.m. - 6 p.m. Staff reports are available the Monday prior to the meeting at <https://www.gilbertaz.gov/departments/development-services/planning-development/planning-commission>

REQUESTED ACTION:

DR18-39, Melody Industrial Building: Site plan, landscaping, grading and drainage, building elevations, colors and materials, and lighting for approximately .63 acres, generally located at the northwest corner of Hobson Street and Melody Avenue, and zoned Light Industrial (LI) with a Planned Area Development (PAD) overlay.

SITE LOCATION:



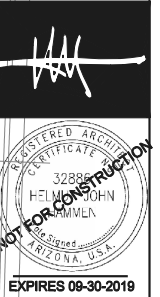
**APPLICANT: Helmut John Hammen Architectures LLC
CONTACT: Helmut Hammen
ADDRESS: 8337 E. Monterey Way
Scottsdale, AZ 85251**

**TELEPHONE: (602) 758-7437
E-MAIL: helmutjohn@hotmail.com**

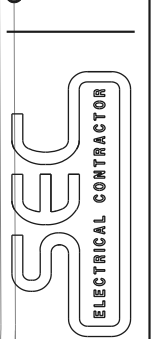
Map



Helmut John Hammen Architectu
8337 East Monterey Way
Phoenix, Arizona 8
PHONE (602) 987-7437
helmutjohn@hohmail

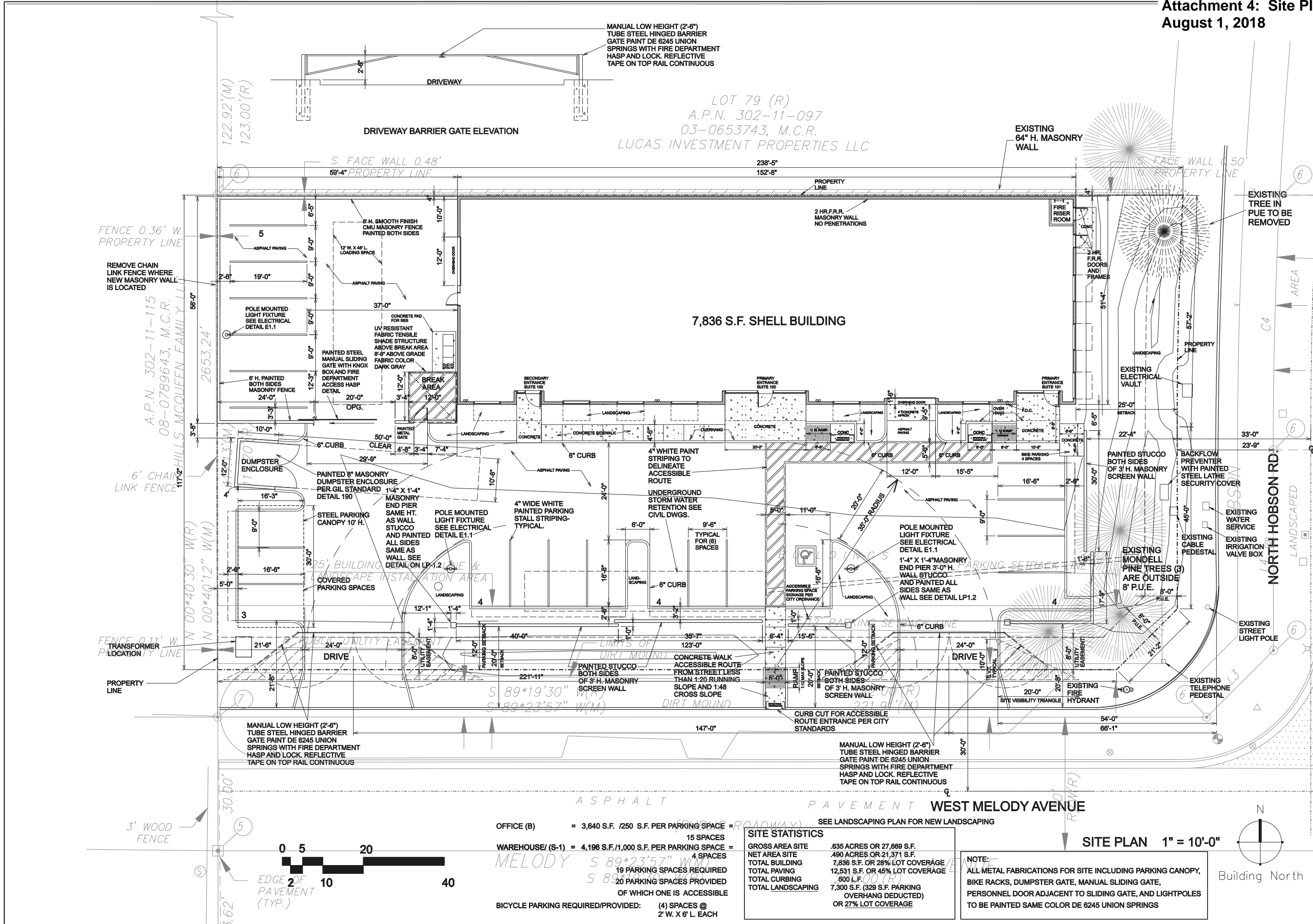


CONSULTANT ENGINEER
HJH Architecture LLC



OWNER / PROJECT:
NEW BUILDING FOR
SEC ELECTRICAL
CONTRACTORS LLC
1350 W. MELODY AVENUE
GILBERT, AZ 85233

ISSUE
1ST DR COMMENTS
08-21-2018
2ND DR COMMENTS
07-23-2018
DATE
JOB No 17-28
DRAWN
CHECKED
APPROVED
SHEET NUMBER
SP1.0



SITE STATISTICS

GROSS AREA SITE	.635 ACRES OR 27,688 S.F.
NET AREA SITE	.490 ACRES OR 21,371 S.F.
TOTAL BUILDING	7,836 S.F. OR 28% LOT COVERAGE
TOTAL PAVING	12,531 S.F. OR 45% LOT COVERAGE
TOTAL CURBING	600 L.F.
TOTAL LANDSCAPING	7,300 S.F. (329 S.F. PARKING OVERHANG DEDUCTED) OR 27% LOT COVERAGE

NOTE:
ALL METAL FABRICATIONS FOR SITE INCLUDING PARKING CANOPY, BIKE RACKS, DUMPSTER GATE, MANUAL SLIDING GATE, PERSONNEL DOOR ADJACENT TO SLIDING GATE, AND LIGHTPOLES TO BE PAINTED SAME COLOR DE 6245 UNION SPRINGS

OFFICE (B) = 3,640 S.F. /250 S.F. PER PARKING SPACE = 15 SPACES
WAREHOUSE/ (S-1) = 4,196 S.F./1,000 S.F. PER PARKING SPACE = 4 SPACES
19 PARKING SPACES REQUIRED
20 PARKING SPACES PROVIDED
OF WHICH ONE IS ACCESSIBLE
BICYCLE PARKING REQUIRED/PROVIDED: (4) SPACES @ 2' W. X 6' L. EACH

SITE PLAN 1" = 10'-0"

Helmut John Hammen Architect
3337 East Montway Way
Phoenix, Arizona 85032
PHONE (602) 556-7437
hjh@hjah.com

HJH Architecture LLC

REGISTERED ARCHITECT
32898
HELMUT JOHN HAMMEN
PHOENIX, ARIZONA, U.S.A.
NOT FOR CONSTRUCTION
EXPIRES 09-30-2019

CONSULTANT ENGINEER

SEC
ELECTRICAL CONTRACTOR

OWNER / PROJECT:
NEW BUILDING FOR
SEC ELECTRICAL
CONTRACTORS LLC
1350 W. MELODY AVENUE
GILBERT, AZ 85233

ISSUE

1ST DR COMMENTS
06-21-2018

2ND DR COMMENTS
07-23-2018

DATE

JOB No. 17-28

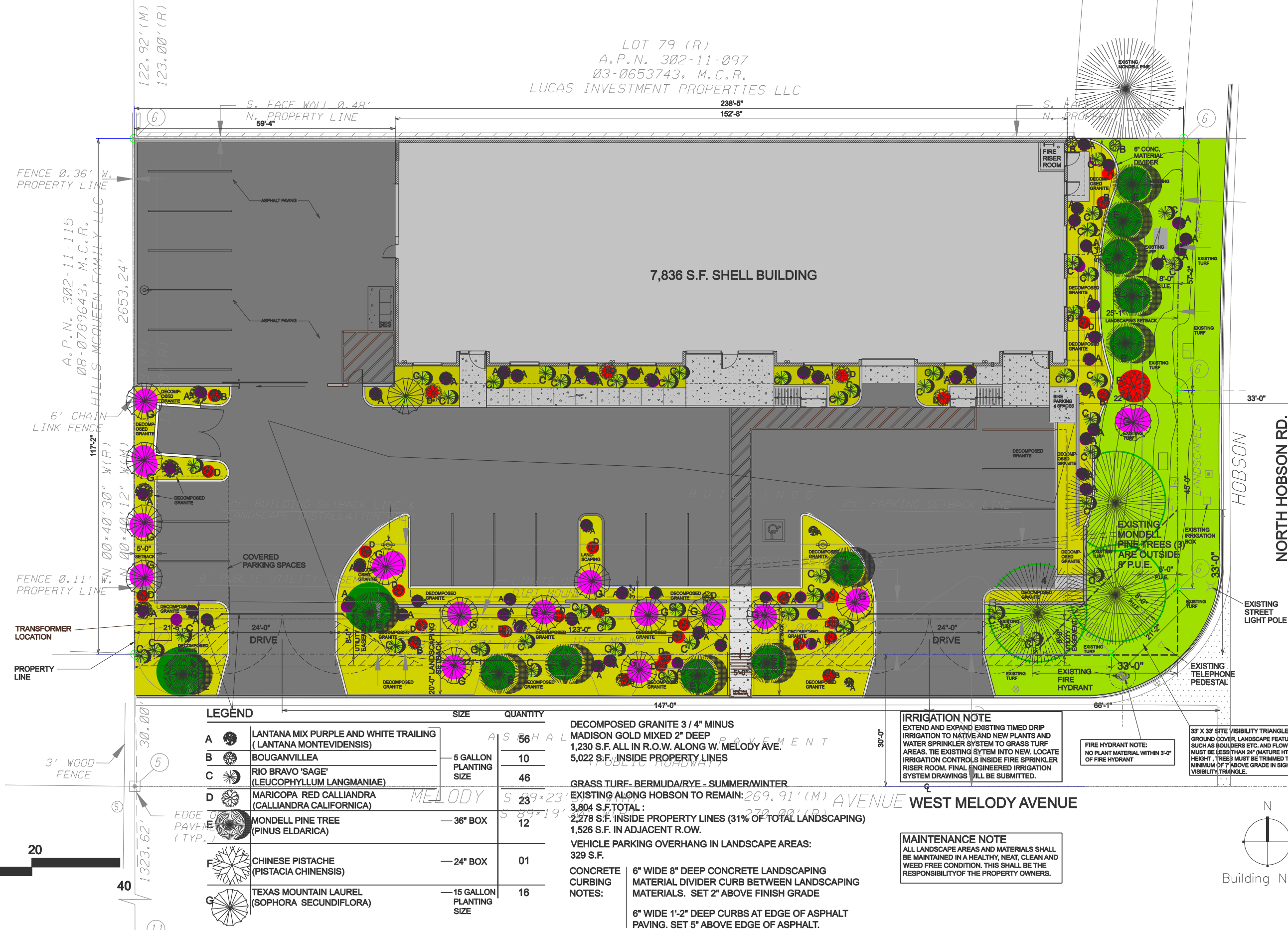
DRAWN

CHECKED

APPROVED

SHEET NUMBER

LP-1.1



SEC ELECTRICAL CONTRACTORS

1350 W. MELODY AVE, GILBERT, AZ 85233

PRELIMINARY GRADING & DRAINAGE PLAN

BEING A PORTION OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE
GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.



LOOKING WEST ALONG NORTH PROPERTY LINE



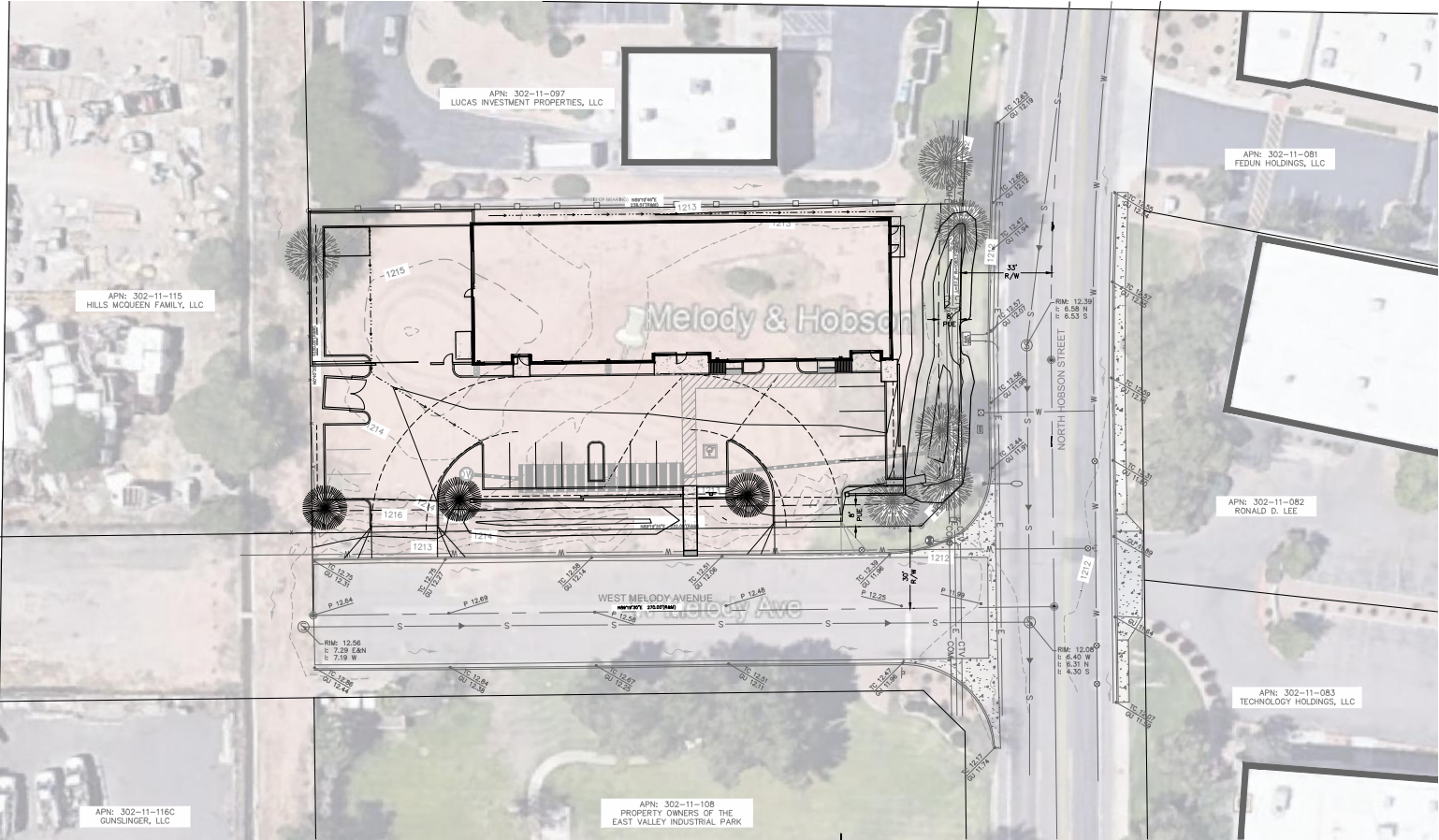
LOOKING EAST ALONG MELODY FRONTAGE



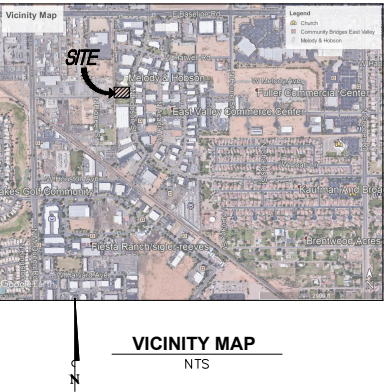
LOOKING NORTH ALONG HOBSON FRONTAGE



LOOKING NORTH ALONG WEST PROPERTY LINE



OVERALL SITE MAP
1" = 30'



VICINITY MAP
NTS

OWNER:
SEC ELECTRICAL CONTRACTORS
7235 E. HAMPTON AVE
MESA, AZ 85209
PHONE: (480) 214-3994
CONTACT: DOUG SKELTON

CIVIL ENGINEER:
TDR GROUP, LLC
28420 N 65TH LANE
PHOENIX, AZ 85083
PHONE: (602) 210-8544
CONTACT: ROGER THEIS, PE

ARCHITECT:
HELMUT JOHN HAMMEN
ARCHITECTURE, LLC
8337 E. MONTEREY WAY
SCOTTSDALE, AZ 85251
PHONE: (602) 758-7437
CONTACT: JOHN HAMMEN, AIA NCARB

SURVEYOR:
STRATEGIC SURVEYING, LLC
1102 W. SOUTHERN AVE, STE 4
TEMPE, AZ 85282
PHONE: (480) 865-4399
CONTACT: JOSH MOYSES, RLS

BASIS OF BEARINGS:
THE NORTH LINE OF LOT 78, BEARING
N 89°19'45" E PER FINAL PLAT "EAST VALLEY
COMMERCE CENTER" RECORDED BOOK 306, PAGE
8 M.C.R.

BENCHMARK:
BRASS CAP FLUSH AT THE INTERSECTION OF MELODY
DR & HOBSON ST, ELEV 1212.15
NAVD88 DATUM

FEMA FLOODPLAIN:
THE PROJECT LIES WITHIN ZONE "AH" WITH AN
ESTABLISHED BASE FLOOD ELEVATION (BFE) OF
1214.0 PER FEMA FIRM D4013C2264M &
D4013C2727M DATED 11/4/15.

SITE DATA:
VACANT LOT, APN: 302-11-096
LOT 78 OF THE EAST VALLEY COMMERCE CENTER
MCR BK 306, PG 8
OWNER: DSS PROPERTIES, LLC
ADDRESS: 1350 W. MELODY AVE, GILBERT, AZ 85233
AREA: 27,690 SF
ZONING: LI

SEC ELECTRICAL CONTRACTORS

NWC Melody Ave & Hobson Street, Gilbert, AZ
WEIGHTED RUNOFF CALCULATION - DEVELOPED CONDITION

SUBBASIN	ROOFS & CONCRETE AREA - A (SF)	ASPHALT AREA - A (SF)	DESERT LANDSCAPING AREA - A (SF)	GREEN LANDSCAPING AREA - A (SF)	C - ROOFS & CONCRETE (100-yr)	C - ASPHALT (100-yr)	C - DESERT LANDSCAPING (100-yr)	C - GREEN LANDSCAPING (100-yr)	SUM (C X A)	AREA SUM (SF)	WEIGHTED C (100 YR)
ONSITE	8295	11976	5391	2028	0.95	0.90	0.70	0.25	22939	27690	0.828
1/2 STREET	47	9321	1145	1546	0.95	0.90	0.70	0.25	9622	12059	0.798

**The offsite 1/2 street flows will continue to be directed to existing master basins within the Industrial Park

SEC ELECTRICAL CONTRACTORS

NWC Melody Ave & Hobson Street, Gilbert, AZ

Retention Summary
Design Storm (50yr-24hr) Intensity = 3 Inches

PROJECT STORMDRAIN SYSTEM	CONTRIBUTING AREA ID	CONTRIBUTING AREA (SF)	COMPOSITE C FACTOR	50-YR, 24-HR VOL REQ (CF)	TOTAL VOLUME PROVIDED (C.F.)	CAPACITY CHECK
	ONSITE	27,690	0.828	5735		
	TOTAL	27,690		5,735	6,923	YES
Ex. 1/2 Street to Existing Basins	1/2 STREET	12,059	0.798	2405		

**The offsite 1/2 street flows will continue to be directed to existing master basins within the Industrial Park

SEC ELECTRICAL CONTRACTORS

NWC Melody Ave & Hobson Street, Gilbert, AZ
Retention Capacity - Average End Area Method

BASIN A		
CONTOUR ELEVATION	AREA	VOLUME PROVIDED (C.F.)
1212.00	1,875	1,411
1211.00	946	592
1210.00	237	
Total		2,002

BASIN B		
CONTOUR ELEVATION	AREA	VOLUME PROVIDED (C.F.)
1213.00	722	208
1212.50	111	
Total		208

UNDERGROUND 10' DIA CMP		
10' DIAMETER PIPE LENGTH	VOL/FT (CF)	VOLUME PROVIDED (C.F.)
60.00	78.54	4,712
Total		4,712
Total System Storage		6,923

DRAINAGE NOTES:

1. NO OFFSITE FLOWS AFFECT THE PROJECT. MELODY AVENUE STREET FLOWS EAST PAST THE PROJECT. HOBSON STREET FLOWS SOUTH PAST THE PROJECT AND STORM WATER WITHIN HOBSON STREET IS CAPTURED IN MASTER ASSOCIATION BASINS ALONG THE STREET LOCATED TO THE SOUTH OF THE PROJECT AS IDENTIFIED IN THE PRELIMINARY DRAINAGE REPORT. ADDITIONAL ARCHIVE RESEARCH WILL BE PERFORMED TO LOCATE THE EXISTING DEVELOPMENT DRAINAGE REPORT THAT SUPPORTS THE CURRENT FIELD CONDITIONS AND OFFSITE FLOWS TO MASTER BASINS.
2. THE ELEVATED TRAIN TRACKS TO THE SOUTH/SOUTHWEST CREATE A BACKWATER EFFECT AND BFE=1214.0 FOR THE PROJECT. THE FINISHED FLOOR OF THE PROJECT IS DESIGNED TO BE A MINIMUM OF 12" ABOVE THE BFE ELEVATION. THE SITE IS DESIGNED TO BALANCE AND NO ADDITIONAL FILL MATERIAL IS ANTICIPATED.
3. THE FINISHED FLOOR OF THE PROJECT IS DESIGNED TO BE A MINIMUM OF 14" ABOVE THE PROJECT'S LOW TOP OF CURB SITE OUTFALL LOCATED AT THE INTERSECTION OF MELODY AVENUE & HOBSON STREET
4. RETENTION BASINS VOLUMES ARE DESIGNED FOR THE 50-YR, 24-HR STORM EVENT FROM THE PROJECT SITE. EXISTING ADJACENT 1/2 STREET RIGHT OF WAY FLOWS WILL CONTINUE TO THE EXISTING MASTER BASIN SOUTH OF THE PROJECT. THE HIGHWAY ELEVATION (HW) IN THE BASINS IS DESIGNED TO BE AT LEAST 6" BELOW THE CURB OPENING ELEVATIONS.
5. THIS SITE IS DESIGNED WITH A COMBINATION OF ABOVE GROUND RETENTION BASINS AND 10' DIAMETER UNDERGROUND CMP TO ACHIEVE THE REQUIRED STORAGE VOLUME. THE SYSTEM WILL BE DRAINED VIA DRYWELL.

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	IE	INVERT ELEVATION
BC	BACK OF CURB	INV	INVERT
BCR	BEGIN CURB RETURN	LF	LINEAL FEET
BCHH	BRASS CAP HAND HOLE	MH	MANHOLE
BDRY	BOUNDARY	OHP	OVERHEAD ELECTRIC
BM	BENCHMARK	P	PAVEMENT
C	CONCRETE	PC	POINT OF CURVATURE
CL	CENTER LINE	PI	POINT OF INTERSECTION
COP	CITY OF PEORIA	POC	POINT ON CURVE
E	ELECTRIC	PP	POWER POLE
ECR	END CURB RETURN	PRC	POINT OF REVERSE CURVE
EG	EXIST GROUND/GRADE	PR	PROPOSED
EL	ELEVATION	PT	POINT OF TANGENCY
EP	EDGE OF PAVEMENT	PUE	PUBLIC UTILITY EASEMENT
ESMT	EASEMENT	PVC	POLYVINYL CHLORIDE
EX	EXISTING	RW	RIGHT-OF-WAY
FC	FACE OF CURB	RY	REAR YARD SPOT GRADE
FF	FINISH FLOOR	S	SANITARY SEWER
FG	FINISH GRADE	SC	SAWCUT
FH	FIRE HYDRANT	SD	STORM DRAIN
FL	FLOW LINE	STA	STATION
GU	GUTTER	SW	SIDEWALK
GB	GRADE BREAK	TC	TOP OF CURB
G	GROUND ELEVATION	TL	TOTAL LENGTH
GR	GRATE ELEVATION	TRANS	TRANSITION
GV	GAS VALVE	VG	VALLEY GUTTER
HP	HIGH POINT	W	WATER

TDR GROUP, LLC

28420 N 65TH LN
PHOENIX, AZ 85083
PHONE NO. (602)210-8544

SEC ELECTRICAL CONTRACTORS

PRELIMINARY

GRADING & DRAINAGE PLAN

1350 W. MELODY AVE, GILBERT, AZ 85233

PROJ # 18-0002

DRAWING NAME
Prelim GD

1 OF 2



FIBER CEMENT CEMBRIT
CEMBONIT 922 GRAPHITE



FIBER CEMENT CEMBRIT
CEMBONIT 967 GRANITE



PAINT DE 6220 POROUS STONE



PAINT DE 6245 UNION SPRINGS



PAINT DE 6221 FLINTSTONE

SELECTED COLOR PALLETTE



MATERIAL AND COLOR PARTIAL ELEVATION



IMAGE FOR COLOR APPROXIMATION ONLY

SOUTH

ELEVATION KEYNOTES

- 18 FIRE DEPARTMENT CONNECTION

19 ROOF DRAIN DAY LIGHT TO DOWNSPOUT NOZZLE
- 9 FIBER CEMENT RAINSCREEN CLADDING ON HAT CHANNEL SYSTEM ON WATER RESISTANT SUBSTRATE CONSTRUCTION. COLOR CEMBRIT CEMBONIT 622 GRAPHITE

10 7.5 TON HEAT PUMP UNIT BEYOND

11 12"W. X 14' H. OVERHEAD DOOR PAINT DE 6221 FLINTSTONE

12 WALL PAK LIGHT FIXTURE SEE ELECTRICAL DRAWINGS

13 EVAPORATIVE COOLER BEYOND

14 MASONRY CONTROL JOINT

15 8"X8"X16" CMU PAINT DE 6220 POROUS STONE

16 8"X8"X16" CMU PAINT DE 6245 UNION SPRINGS

17 PAINTED HOLLOW METAL DOORS AND FRAMES SET IN CMU WITH SOLID TRANSOM PANEL COLOR DE 6245 UNION SPRINGS
- 1 4" VERTICAL LEG CONTINUOUS METAL CAP AND CLEAT HIGH PERFORMANCE KYNAR FINISH COLOR TO MATCH DE 6220 POROUS STONE

2 PAINTED STUCCO ON CMU FINE FINISH COLOR DE 6220 POROUS STONE

3 8"X8"X16" CMU WITH 8" X 8" SCORE PAINT DE 6221 FLINTSTONE

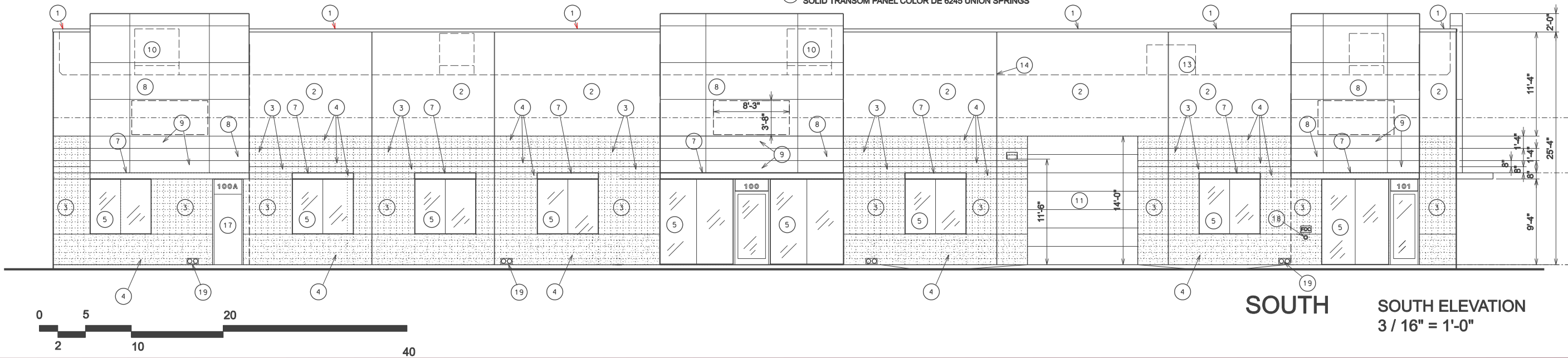
4 8"X8"X16" SPLIT FACE CMU PAINT DE 6245 UNION SPRINGS

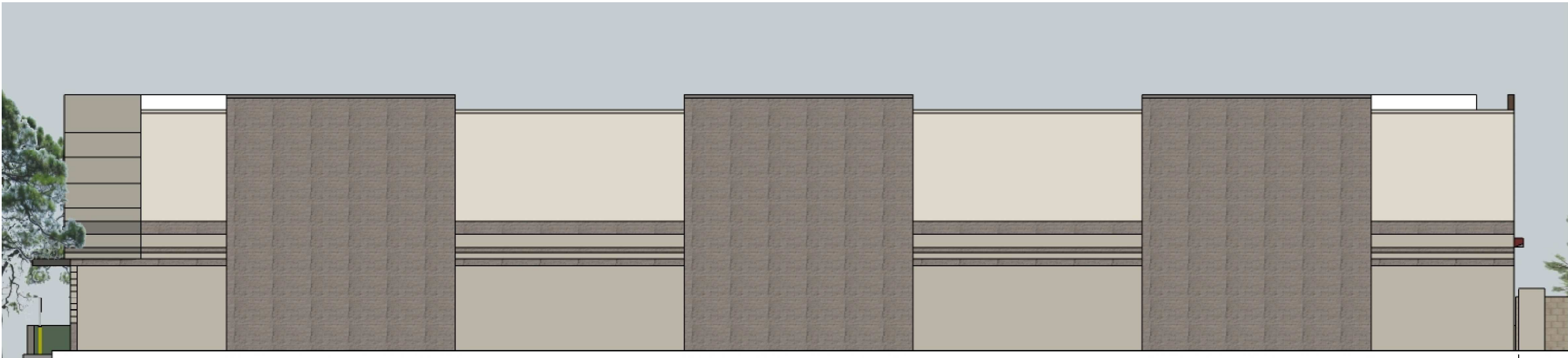
5 EXTERIOR STRUCTURALLY GLAZED 1" GREAY TINTED LOW E GLASS WINDOWS IN NATURAL CLEAR ALUMINUM STOREFRONT FRAMING.

6 PAINTED HOLLOW METAL DOORS AND FRAMES SET IN CMU WITH SOLID TRANSOM PANEL COLOR DE 6245 UNION SPRINGS

7 PAINTED STEEL CANOPIES COLOR DE 6245 UNION SPRINGS

8 FIBER CEMENT RAINSCREEN CLADDING ON HAT CHANNEL SYSTEM ON WATER RESISTANT SUBSTRATE CONSTRUCTION. COLOR CEMBRIT CEMBONIT 967 GRANITE

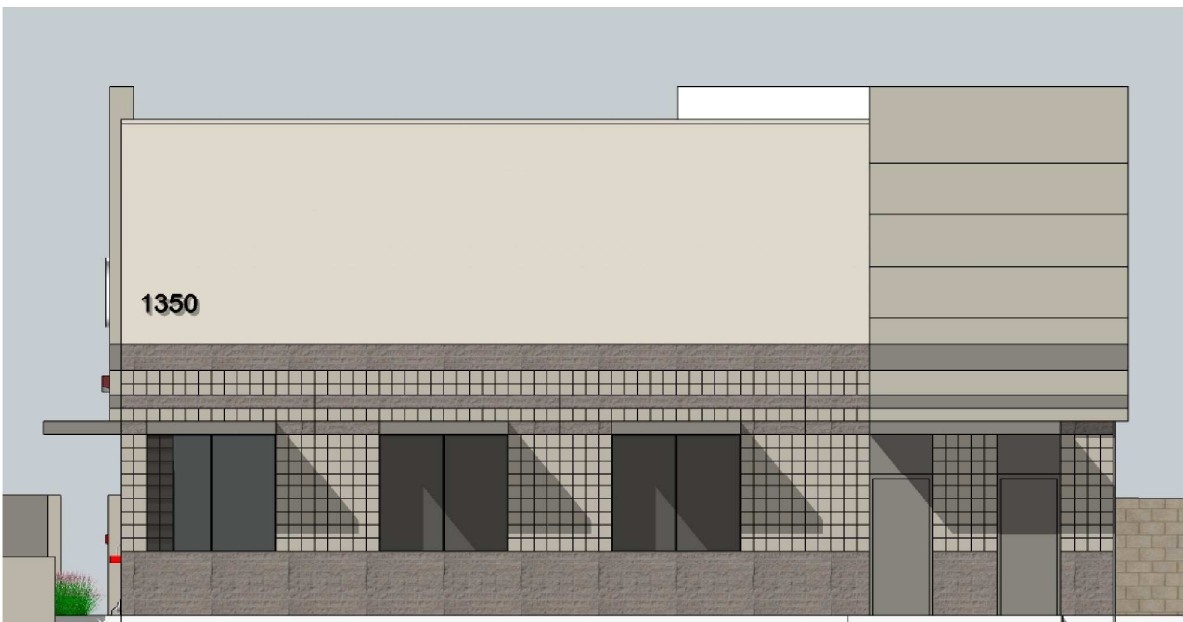




NORTH



WEST



EAST

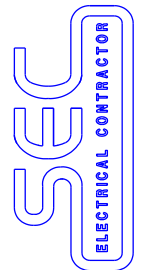
COLOR ELEVATIONS

Helmut John Hammen Architecture LLC
8337 East Monterey Way
Scottsdale, Arizona 85261
PHONE (602) 768-7437
helmutjohn@hotmail.com
HJH Architecture LLC



EXPIRES 09-30-2019

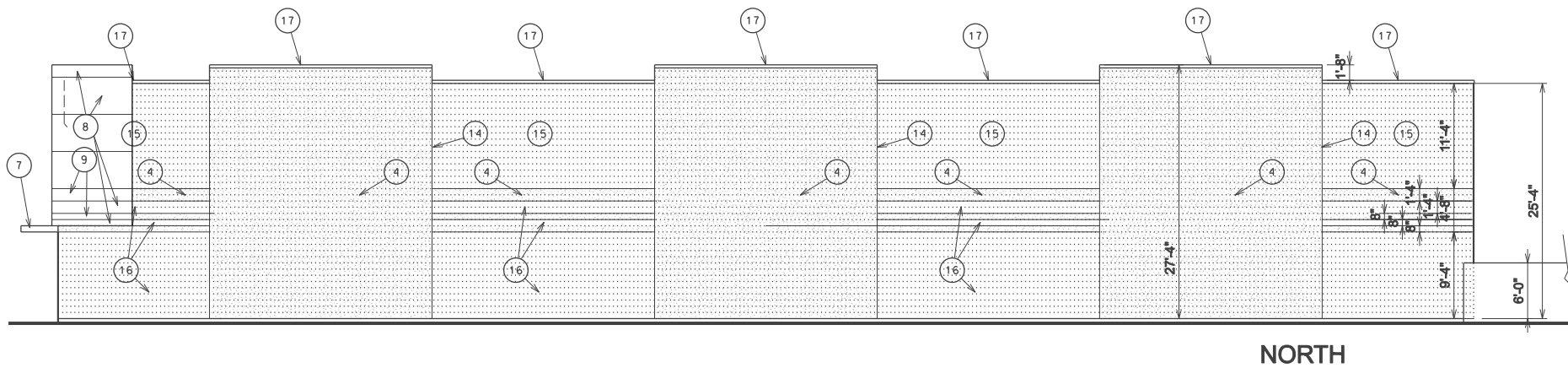
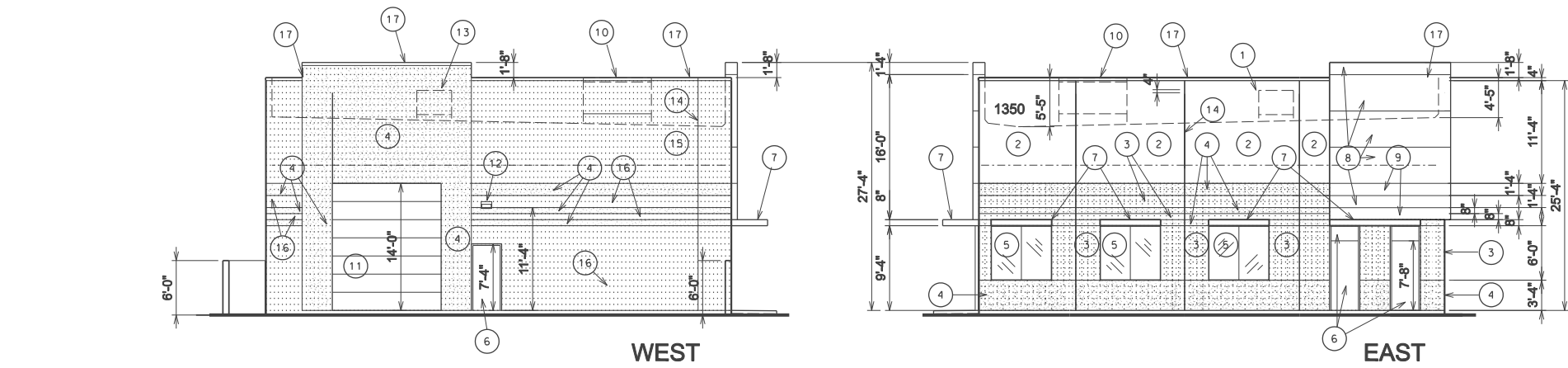
CONSULTANT ENGINEER



OWNER / PROJECT:
NEW BUILDING FOR
SEC ELECTRICAL
CONTRACTORS LLC
1350 W. MELODY AVENUE
GILBERT, AZ 85233

ISSUE
1ST DR COMMENTS
08-21-2018
DATE
JOB No 17-28
DRAWN
CHECKED
APPROVED

SHEET NUMBER
A2.1

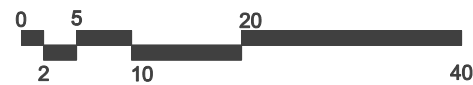
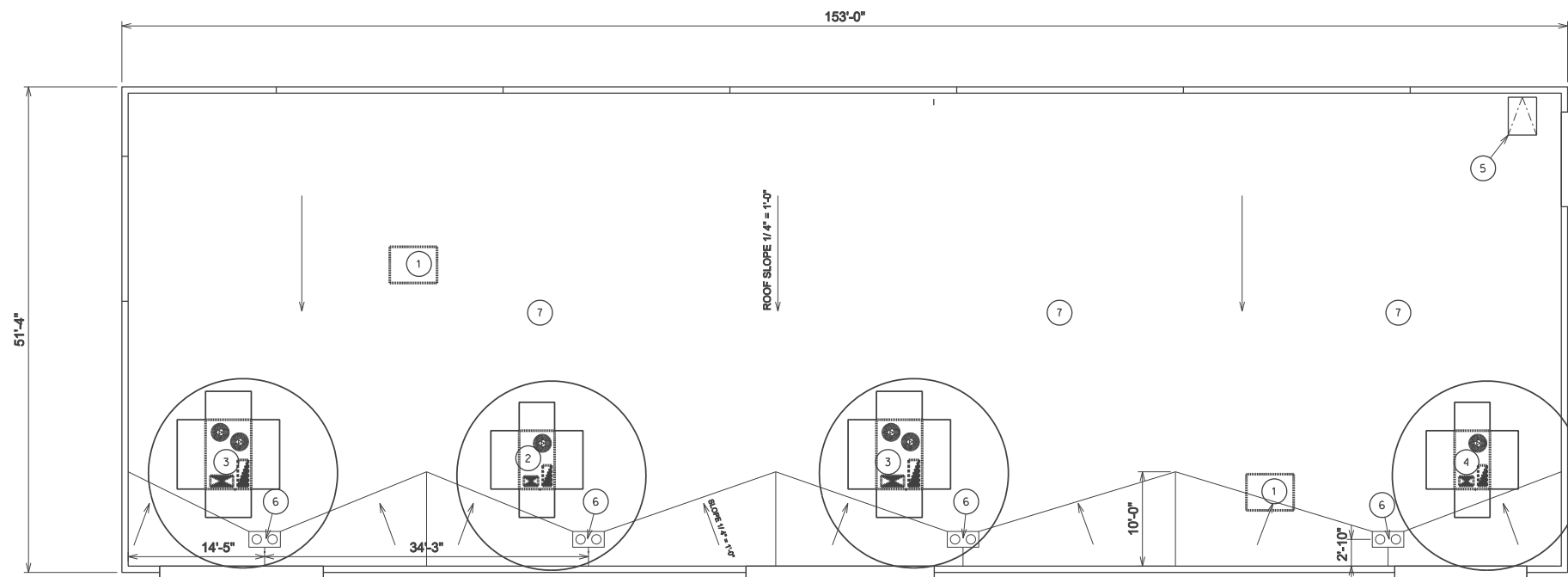


ELEVATION KEYNOTES

- 4" PAINTED METAL COPING DE 6220 POROUS STONE
- PAINTED STUCCO ON CMU FINE FINISH COLOR DE 6220 POROUS STONE
- 8"X8"X16" CMU WITH 8" X 8" SCORE PAINT DE 6221 FLINTSTONE
- 8"X8"X16" SPLIT FACE CMU PAINT DE 6245 UNION SPRINGS
- EXTERIOR STRUCTURALLY GLAZED 1" GREAY TINTED LOW E GLASS WINDOWS IN NATURAL CLEAR ALUMINUM STOREFRONT FRAMING.
- PAINTED HOLLOW METAL DOORS AND FRAMES SET IN CMU WITH SOLID TRANSOM PANEL COLOR DE 6245 UNION SPRINGS
- PAINTED STEEL CANOPIES COLOR DE 6245 UNION SPRINGS
- FIBER CEMENT RAINSCREEN CLADDING ON HAT CHANNEL SYSTEM ON WATER RESISTANT SUBSTRATE CONSTRUCTION. COLOR CEMBRIT CEMBONIT 967 GRANITE
- FIBER CEMENT RAINSCREEN CLADDING ON HAT CHANNEL SYSTEM ON WATER RESISTANT SUBSTRATE CONSTRUCTION. COLOR CEMBRIT CEMBONIT 922 GRAPHITE
- 7.5 TON HEAT PUMP UNIT
- 12"W. X 14' H. OVERHEAD DOOR PAINT DE 6221 FLINTSTONE
- WALL PAK LIGHT FIXTURE TYPE 'SA'-SEE ELECTRICAL DRAWINGS
- EVAPORATIVE COOLER
- MASONRY CONTROL JOINT
- 8"X8"X16" CMU PAINT DE 6220 POROUS STONE
- 8"X8"X16" CMU PAINT DE 6221 FLINTSTONE
- 4" VERTICAL LEG CONTINUOUS METAL CAP AND CLEAT HIGH PERFORMANCE KYNAR FINISH COLOR TO MATCH DE 6220 POROUS STONE

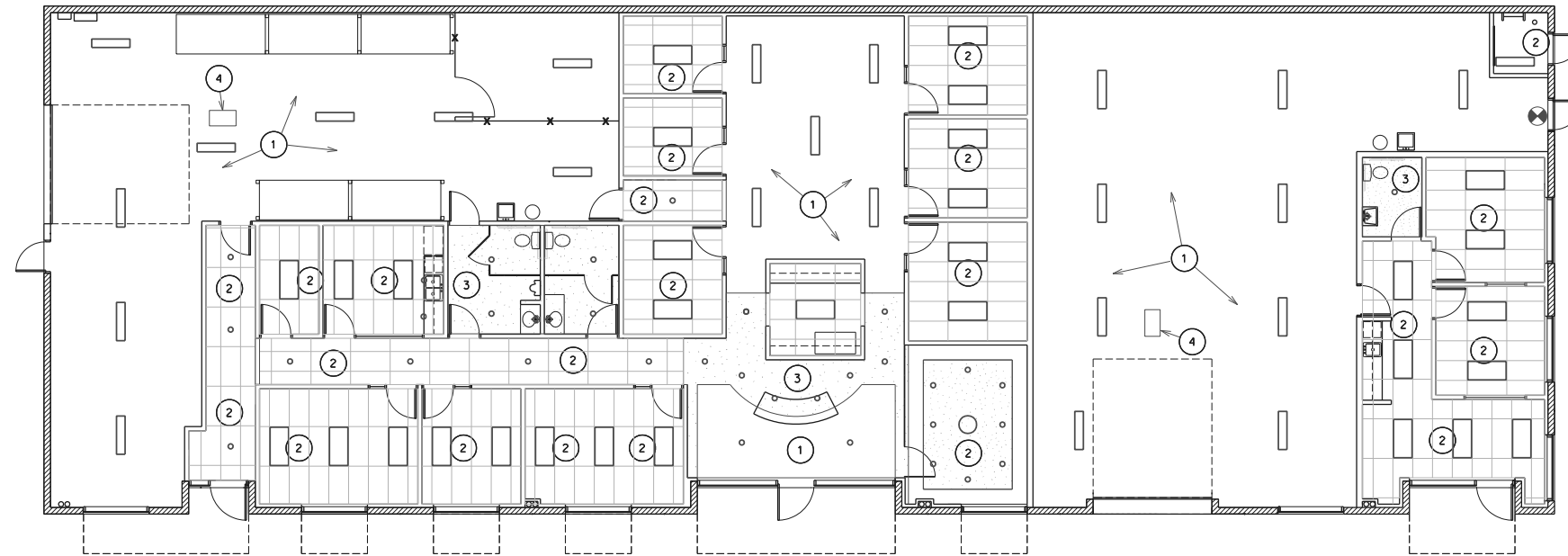
ROOF PLAN KEYNOTES

- EVAPORATIVE COOLER 32" HIGH ON 8" CURB
- 5 TON HEAT PUMP 41" HIGH ON 14" ROOF CURB
- 7.5 TON HEAT PUMP 49" HIGH ON 14" ROOF CURB
- 3 TON HEAT PUMP 41" HIGH ON 14" ROOF CURB
- OSHA COMPLIANT ROOF HATCH
- DOUBLE SUMP ROOF WITH OVERFLOW RUN DOWNSPOUTS INTERNALLY DAYLIGHT 1'-0" ABOVE GRADE.
- WHITE PVC MEMBRANE ROOFING



ROOF PLAN
1 / 8 " = 1'-0"





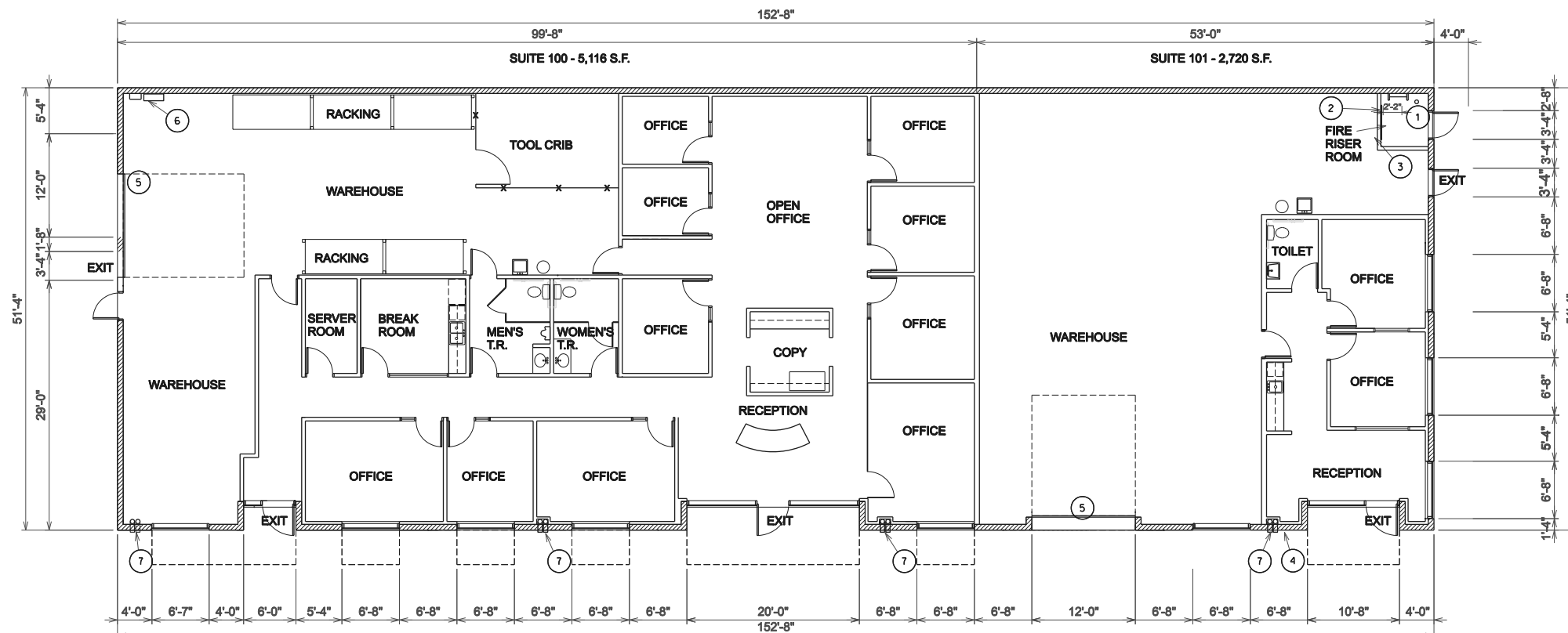
REFLECTED CEILING PLAN
1 / 8 " = 1'-0"

REFLECTED CEILING LEGEND

- 2 X 4 LAY-IN CEILING TILE IN SUSPENDED METAL CEILING GRID
- PAINTED 1 / 2" GYPSUM CEILING SMOOTH LEVEL 4
- SUSPENDED LIGHT FIXTURE
- 2 X 4 LAY-IN LIGHT FIXTURE
- RECESSED CAN LIGHT FIXTURE
- EXIT LIGHT FIXTURE

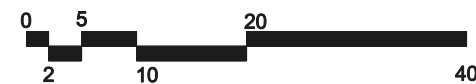
REFLECTED CEILING PLAN KEYNOTES

- 1 OPEN TO STRUCTURE ABOVE. BOTTOM OF TRUSSES AT 16'-0" A.F.F.
- 2 10'-0" CEILING HT.
- 3 8'-0" CEILING HT.
- 4 OVERHEAD DOOR MOTOR



FLOOR PLAN KEYNOTES

- 1 FIRE RISER AND ALARM
- 2 ROOF ACCESS LADDER AND CAGE TO ROOF HATCH
- 3 TELEPHONE MOUNTING BOARD
- 4 FIRE DEPARTMENT CONNECTION
- 5 12' W. X 14' H. INSULATED METAL SECTIONAL OVERHEAD DOOR WITH MOTOR OPERATION.
- 6 MAIN BUILDING ELECTRICAL CIRCUIT PANELS
- 7 ROOF DRAINAGE DOWNSPOUTS



03-12-2018

PROPOSED NEW BUILDING FOR
SEC ELECTRICAL CONTRACTORS
1350 W. MELODY DRIVE
GILBERT AZ 85281

FLOOR PLAN
1 / 8 " = 1'-0"
7,836 S.F. TOTAL BUILDING



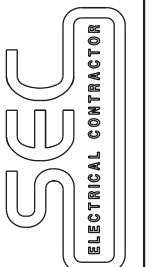
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
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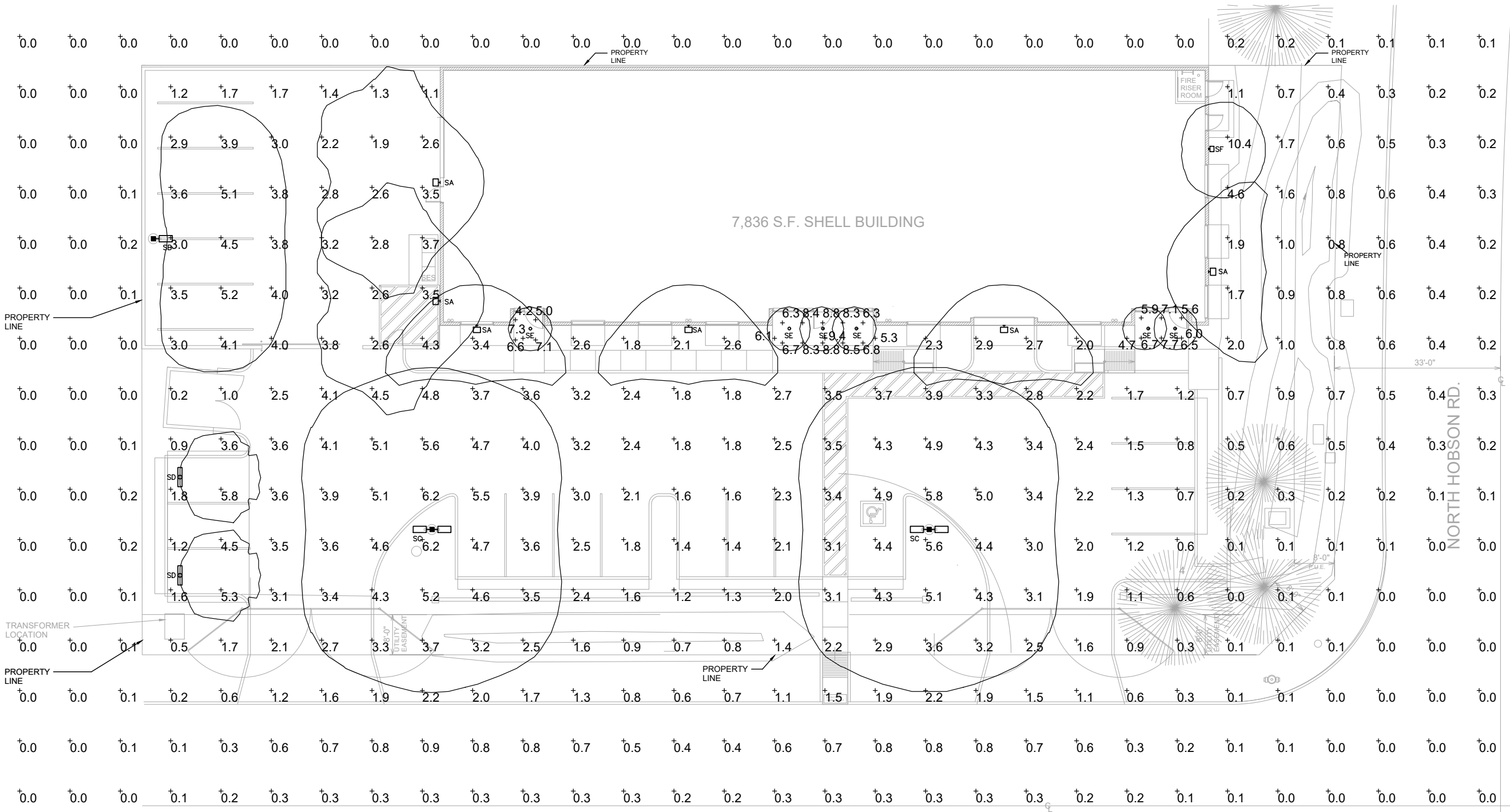
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DR18-39 Melody Industrial Building
Attachment 10: Lighting Photometric Plan
August 1, 2018

LUMINAIRE SCHEDULE:									
	SD	COLUMBIA LIGHTING	LXEM-40ML-RA-EU	LXEM LED ENCLOSED AND GASKETED, EXTREME ENVIRONMENT 7" X 51" LED WITH RIBBED CLEAR ACRYLIC LENS.	42W LED 4000K, 5170 LUMENS	LXEM-40ML-RA-EDU.ies	5167.625	0.9	42
	SE	PRESCOUTE	LF4SL 4LFSL11L40KDL	4" REGRESSED LENS DOWNLIGHT, STANDARD LUMEN, 4000K, DIFFUSE LENS.	1 - Philips Fortimo, 14W, 1100 LUMENS	LF4SL_4LFSL11L40KDL.ies	795.8047	0.9	14
	SF	HUBBELL OUTDOOR LIGHTING	TRP1-12L15-4K7-2	LED WALLPACK DOWNLIGHT, 4000K, FORWARD THROW LIGHT DISTRIBUTION, WALL MOUNTED AT 7'-0" A.F.F.	21W LEDS, 4000K, 2263 LUMENS	SG1-20-4K7-FT.ies	2309	0.9	20.9

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
SITE	+	1.4 fc	10.4 fc	0.0 fc	N/A	N/A
MAIN ENTRY	+	7.7 fc	8.8 fc	6.3 fc	1.4:1	1.2:1
SECONDARY ENTRY	+	5.7 fc	7.1 fc	4.2 fc	1.7:1	1.4:1
TENANT ENTRY	+	6.6 fc	7.7 fc	5.6 fc	1.4:1	1.2:1

LUMINAIRE SCHEDULE:									
Symbol	Label	Manufacturer	Catalog Number	Description	Lamp	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	SA	U.S. ARCHITECTURAL LIGHTING	QSRW1-2070-PLED-IV-F7/ RAL-8019/DBZ	CAST BLACK PAINTED FINNED METAL HOUSING, CAST BLACK PAINTED METAL DRIVER COVER, 1 CIRCUIT BOARD WITH 20 LEDS, 1 CLEAR PLASTIC OPTIC BELOW EACH LED, 1 FORMED SEMI-SPECULAR METAL OPTIC MOUNTING PLATE BELOW EACH CIRCUIT BOARD.	TWENTY WHITE LIGHT EMITTING DIODES (LEDS), VERTICAL BASE-UP POSITION.	QSRW1-2070-PLED-IV-F7.ies	207.8335	0.9	43.4
	SB	U.S. ARCHITECTURAL LIGHTING	QSR-LED-4850-PLED-IV-HS/ RAL-8019/DBZ	CAST BLACK PAINTED FINNED METAL HOUSING, CAST BLACK PAINTED METAL DRIVER COVER, 4 CIRCUIT BOARDS EACH WITH 12 LEDS, 1 CLEAR PLASTIC OPTIC BELOW EACH LED, 1 MOLDED BLACK PLASTIC HOUSE SIDE SHIELD BELOW EACH OPTIC, 1 FORMED SEMI-SPECULAR METAL OPTIC MOUNTING PLATE BELOW EACH CIRCUIT BOARD. POLE MOUNTED AT 15'-0" A.F.G.	FORTY WHITE LIGHT EMITTING DIODES (LEDS), VERTICAL BASE-UP POSITION. NEUTRAL WHITE, 4000K LED, 525mA DRIVE CURRENT. PRORATED FROM IFL88043.	QSR-LED-4850-PLED-IV-HS.ies	144.8951	0.9	81
	SC	U.S. ARCHITECTURAL LIGHTING	QSR-LED-4850-PLED-IV/ RAL-8019/DBZ	CAST BLACK PAINTED FINNED METAL HOUSING, CAST BLACK PAINTED METAL DRIVER COVER, 4 CIRCUIT BOARDS EACH WITH 12 LEDS, 1 CLEAR PLASTIC OPTIC BELOW EACH LED, 1 FORMED SEMI-SPECULAR METAL OPTIC MOUNTING PLATE BELOW EACH CIRCUIT BOARD. TWIN HEAD AT 180 DEGREES. POLE MOUNTED AT 20'-0" A.F.G.	FORTY EIGHT WHITE LIGHT EMITTING DIODES (LEDS), VERTICAL BASE-UP POSITION. NEUTRAL WHITE, 4000K LED, 525mA DRIVE CURRENT. PRORATED FROM IFL88042.	QSR-LED-4850-PLED-IV.ies	193.1888	0.9	162



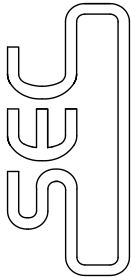
1 PHOTOMETRIC PLAN - SITE LIGHTING
SCALE : 1" = 10'-0"



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